

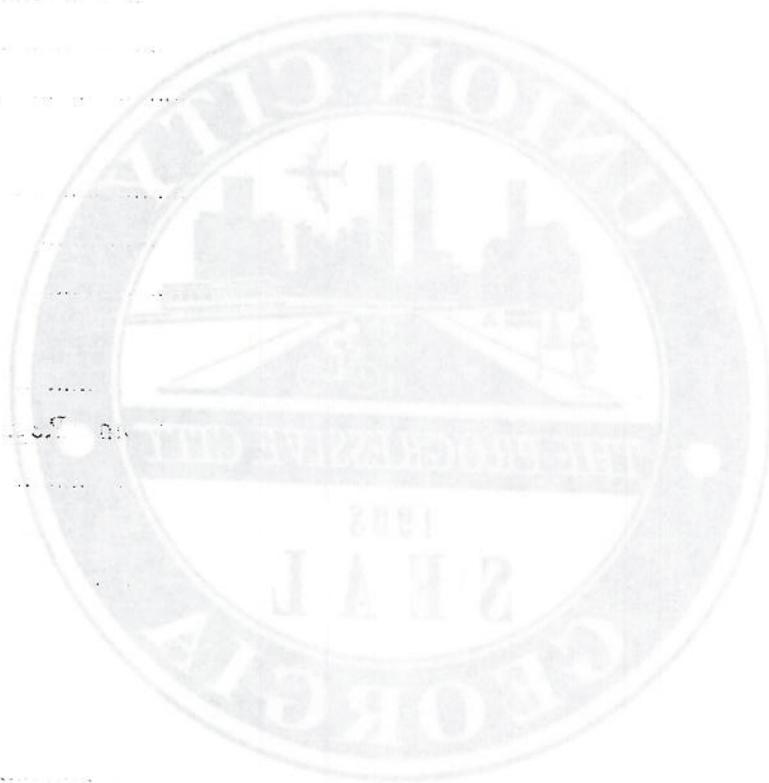
CITY OF UNION CITY



DEVELOPMENT REGULATIONS

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DEVELOPMENT REGULATIONS

CITY OF UNION CITY, GEORGIA

DEVELOPMENT REGULATIONS

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**THE DEVELOPMENT REGULATIONS
OF THE
CITY OF UNION CITY, GEORGIA**

ARTICLE I - AUTHORITY AND TITLE

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS GOVERNING THE DEVELOPMENT OF LAND WITHIN THE INCORPORATED CITY OF UNION CITY, GEORGIA; DEFINING STANDARDS FOR STREET, UTILITIES AND DRAINAGE IMPROVEMENTS; PROVIDING FOR THE METHOD OF ADMINISTRATION AND AMENDMENT; PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS; AND FOR OTHER PURPOSES.

Section 1.1 Authority

This Ordinance is adopted under the authority of the Constitution of the State of Georgia and laws enacted pursuant thereto.

Section 1.2 Short Title

This Ordinance shall be known and may be cited as "The Development Regulations of the City of Union City, Georgia."

Section 1.3 Intent and Application

It is the intent of this Ordinance that it will apply to and provide guidance for the development of lands within the incorporated limits of the City of Union City, Georgia, whether the developments involve the subdivision of land or the construction of buildings and/or other improvements on a single parcel. Any land development activity must first comply with this Ordinance.

ARTICLE II - DEFINITIONS

Section 2.1 Use of Words and Interpretation

(a) For the purposes of this Ordinance, the following shall apply to the use of all words:

(1) Words used in the present tense shall include the future tense,

(2) Words used in the singular number include the plural and words in the plural number include the singular,

(3) Words in masculine gender shall include the feminine and words in feminine gender shall include the masculine,

(4) The term "shall" is mandatory and not discretionary,

(5) The word "may" is permissive,

(6) Use of the word "and" is inclusive and requires that all of the component phrases so connected must be present or fulfilled for sufficiency,

(7) Use of the word "or" is not exclusive and requires that at least one of the component phrases so connected must be present or fulfilled for sufficiency.

The word "or" may allow more than one component phrase to be present or fulfilled, as in the term, "and/or".

(b) In this Ordinance the following shall control the interpretation of words and phrases:

(1) Words and phrases defined in this Article shall be interpreted as defined herein without regard to other meanings in common or ordinary use, unless the context of the word indicates otherwise.

(2) Words or phrases not defined herein shall be interpreted as defined in the Zoning Ordinance of Union City, Georgia, as defined in the Land Subdivision Regulations of the City of Union City, Georgia, as defined in the Soil Erosion and Sediment Control Ordinance of Union City, Georgia, as defined in the Sewer Use Ordinance of the City of Union City, Georgia, or the Flood Plain Ordinance of Union City, Georgia, as applicable to the use of the word or phrase within the context of this Ordinance.

(3) Words or phrases not defined herein or in any other applicable code, Regulations or ordinance of the City of Union City, Georgia shall be construed to have the meaning customarily assigned to them.

Section 2.2 Definitions of Words and Phrases

City - The City of Union City, Georgia, a municipal corporation.

City Council - The legally constituted and elected governing body of the City of Union City, Georgia.

Clearing - The removal of trees, other vegetation and/or above ground improvements including, but not limited to, buildings and structures, walls, fences, steps, walks, curbs, gutters, concrete slabs, pavements (including bases for pavements) and surfacing.

Developer - Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit who directs the undertaking or proposes to undertake development activities as herein defined, whether the development involves the subdivision of the land for sale to individual users, the construction of buildings or other improvements on a single land ownership or both.

Development - 1. (noun) A specific subdivision or project which is a single entity or intended to be constructed as an interrelated whole, whether simultaneously or in phases. 2. (verb) All activities

associated with the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy or habitation other than for agricultural purposes. Such activities include land disturbance and the construction of improvements such as, but not limited to, streets, driveways, parking areas, sidewalks, buildings, structures, utilities, or storm drainage facilities.

Development Plans - The detailed and professional plans showing the layout and design, site work and construction activities proposed for a project (other than architectural/engineering buildings plans); including, but not limited to, Site Plans, Grading Plans, Erosion and Sediment Control Plans, Tree Protection Plans, Landscape Plans, Street Plans and Profiles, Water Supply Plans, Sanitary and Storm Sewer Plans and Profiles, Other Site Improvement Plans and Other Appropriate Sections, Details, Notes, Schedules, Legends and Diagrams.

Drainage Improvements - Those facilities and structures intended to control and direct the passage of storm waters and other surface water flows from and across property; including but not limited to, modified natural drainageways, modified creeks, modified streams, channels, swales, ditches, flumes, culverts, cross drains and other piping, catch basins, area drains, drop inlets, junction boxes, headwalls, flared end sections, detention ponds and basins, rip rap, drainageway lining systems, and energy dissipation devices.

Erosion Control Regulations - The City of Union City, Georgia Soil Erosion and Sediment Control Ordinance.

Georgia DOT - The Department of Transportation of the State of Georgia.

Grading - The movement, removal, or addition of soil, earth, sand, silt or rock on a site by use of mechanical equipment.

Grubbing - The removal of stumps, roots, and abandoned underground facilities including, but not limited to, utilities, structures, walls, footings, foundations, wells, septic tanks, storage tanks, and pipe.

Health Department - The Health Department of Fulton County, Georgia.

Mean Sea Level - The average height of the sea for all stages of the tide. For purposes of these Regulations, the term is synonymous with National Geodetic Vertical Datum.

Planning Commission - The Union City Planning Commission.

Project - A principal building or structure, or a group of buildings or structures, planned as an interdependent unit together with all accessory uses of structure, utilities, drainage, access, and circulation facilities, whether built in whole or in phases. Examples include, but are not limited to, a principal building on a lot, a residential subdivision, a multi-family development, an industrial plant, an institutional building, a shopping center or an office complex.

Public Works Department - The Department of Public Works of the City of Union City, Georgia.

Sewer Use Regulations - The City of Union City, Georgia, Sewer Use Ordinance.

Street. Substandard - a street which does not comply to at least the standards for the designated street classifications as contained in these Regulations and the Land Subdivision Regulations.

Subdivision Regulations - The City of Union City, Georgia, Land Subdivision Regulations.

Zoning Regulations - The City of Union City, Georgia, Zoning Ordinance.

ARTICLE III - GENERAL PROVISIONS

Section 3.1 Zoning Ordinance, Subdivision Regulations and other Regulations

Whenever there is a discrepancy between minimum standards or dimensions required under this Ordinance and those contained in zoning regulations, subdivision regulations, building codes or other ordinances or regulations, the most restrictive shall apply.

Section 3.2 Required Public Improvements

Every developer of lands within the jurisdiction of this Ordinance shall provide the public improvements included in this Ordinance, in accordance with these Development Regulations and other pertinent ordinances, codes, and regulations of the City of Union City, Georgia. These public improvements together with associated rights-of-way, easements, and other lands shall be provided at no cost to the City and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation.

Section 3.3 Plan Review and Approval

Any developer of land within incorporated Union City, Georgia, shall first submit to the City such plans, plats, or construction drawings as may be required by these Regulations and receive approval of those documents by the City prior to the initiation of development activities. Approval of plans, plats, or construction drawings by the City shall not imply nor transfer acceptance of responsibility for the application of the principles of engineering, surveying, architecture, landscape architecture, or any other profession, from the professional corporation or individual under whose hand or supervision the plans, plats, or construction drawings were prepared and sealed.

Section 3.4 Other Permits

Nothing in these Regulations shall impose any obligation on the City to obtain or assist in obtaining permits, approvals, and/or clearances from other local, state or Federal agencies having jurisdiction

over elements of a project. It is solely the developer's responsibility to obtain all such required permits, approvals, and/or clearances. The developer shall furnish the City with copies of all such permits, approvals and/or clearances before authorization to proceed with development is requested.

Section 3.5 Standard Specifications

The City will maintain on file for consultation and distribution a series of standard specifications for construction of utilities and drainage facilities for the development of land in accordance with these Development Regulations.

The standard specifications describe minimum acceptable standards for utility and drainage construction of land development activities authorized under this Ordinance, but shall not supercede more restrictive prudent design requirements or good engineering practice as applied to specific situations on a case- by-case basis.

The standard specifications are included in this Ordinance as Appendix B and are subject to the modifications and appeal provisions of Articles VIII and X.

Section 3.6 Standard Drawings

The City will maintain on file for consultation and distribution a series of standard drawings illustrating details of construction and design of streets, utilities, drainage facilities, site improvements and other elements related to the development of land in accordance with these Development Regulations.

The standard drawings illustrate minimum acceptable standards for land development activities authorized under this Ordinance, but shall not supersede more restrictive prudent design requirements or good engineering practice as applied to specific situations on a case-by-case basis.

The standard drawings are included in this Ordinance as Appendix C and are subject to the modification and appeal provisions of Articles VIII and X.

ARTICLE IV - STREET IMPROVEMENT STANDARDS

Section 4.1 Street Improvements

Streets, whether abutting or internal, existing or new, shall be constructed or improved under those circumstances and to the standards as established in these Regulations. Roadway improvements shall be in accordance with the street classification system defined in the Land Subdivision Regulations. Specific street classification designations shall be as shown in adopted transportation plans of the City or as established by the Planning Commission.

Section 4.2 Minimum Right-of-Way and Pavement Widths

The minimum widths for rights-of-way and pavements shall be as given in the Land Subdivision Regulations or shown on standard drawings.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way shall be dedicated at no cost to the City along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements.

Section 4.3 Street Widening

When property fronting on an existing City street is to be developed and when the property is to be accessed from the existing City street, roadway improvements (pavement, curb and gutter and drainage) are required along the existing road across the entire property frontage. Required

improvements shall not be less than provided in these Regulations for the designated street classification.

Widening, curb and gutter and drainage shall be provided from the centerline of the existing roadway along the side of the road upon which the property abuts. In lieu of installation of curbs and gutters and/or related improvements, the developer must have presented to and received approval by the City for a Street Improvements and Storm Water Drainage Plan for the development and its affected environs. Said plan must provide for adequate storm water drainage, and will further address as a minimum, street grading, paving, and curbs and gutters, and or other innovative provisions for said drainage. This plan must conform to the applicable standards and specification established by the City and be prepared, signed, and sealed by a Georgia registered professional engineer.

The developer shall be responsible for the relocation and/or modifications of public and/or private utilities as necessitated by the required street improvements.

Section 4.4 New Streets

All public streets proposed to be constructed in a subdivision or other development shall be designed and constructed at least to the standards contained in these Regulations in accordance with the appropriate street classification of said streets.

Section 4.5 Substandard Streets

In the event that a development has access to a substandard street and if that substandard street provides the primary means of access to the development, the substandard street, except as indicated below, shall be fully upgraded along the entire property frontage and continuing to the nearest standard paved road along the route of primary access.

In the event that a development has access to a substandard street and if that substandard street is other than the primary means of access to the development, the substandard street, except as indicated

below, shall be fully upgraded only along the entire property frontage and shall be paved on the opposite side of the road from the development, 12 feet from the street centerline.

The upgrading of substandard streets used for access will not be required if any of the following conditions are met:

- (a) The development consists of a single one or two family residence on an existing recorded lot within the City;
- (b) Total traffic on the substandard street is less than 2000 vehicles per day including projected traffic volume from the development; or
- (c) The development is a small business with ingress/egress of less than 100 vehicles per day.

Section 4.6 Acceleration/Deceleration Lanes

Except as indicated, acceleration and deceleration lanes shall be provided for new street and driveway connections to existing streets. The lanes will not be required if any of the following conditions are met:

- (a) The driveway is for a one or two family residence;
- (b) Total traffic on the existing roadway is less than 2000 vehicles per day (count of existing traffic must have been made within one year of the development plan submittal date);
- (c) The driveway is for a small business with ingress/egress of less than 100 vehicles per day; or
- (d) Construction cost of the lanes exceeds 25 percent of the estimated development cost.

Section 4.7 Improvements Along State and Federal Highways

For any development which abuts a State or Federal highway, improvements to the highway and the location and design of any street or driveway providing access from the highway shall comply with the standards and requirements of the Georgia Department of Transportation. A copy of the approved Georgia DOT permit shall be provided to the City prior to issuance of building permits.

Section 4.8 Specifications

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the Georgia Department of Transportation Standard Specifications for Road and Bridge Construction including all amendments.

Section 4.9 Subgrade Preparation

- (a) Clear and grub entire street right-of-way before commencing street earthwork construction. For specific technical requirements reference is made to Georgia DOT Specifications Section 201-Clearing and Grubbing Right-of-Way. Combustible material generated from clearing and grubbing operations may be burned only when authorized and permitted by the Fire Chief.
- (b) Conduct street earthwork construction in accordance with Georgia DOT Specification Sections 205 - Roadway Excavation and 208 - Embankments. For purposes of these Regulations, the maximum density of soil material shall be determined by ASTM D 698 (Standard Proctor) test procedures.
- (c) Complete utility and drainage earthwork before starting street subgrade construction.
- (d) Perform subgrade construction in accordance with Georgia DOT Specification section 209 - Subgrade Construction.

- (e) The developer shall provide quality control testing during earthwork and subgrade construction as necessary to assure the entire earthwork, including all fill layers and subgrades, meet the minimum requirements of these Regulations. The minimum quality control testing to be provided consists of the following:
 - (1) Moisture - density relationship curve for each type soil encountered.
 - (2) One in-place density test (ASTM D 1556 or other recognized method).
 - (3) One in-place density test (ASTM D1556 or other recognized method) per 1000 cubic yards or fraction thereof of fill placed.
- (f) Earthwork which falls below specified minimum quality control limits shall be removed, reconstructed and retested until compliance with specified requirements is achieved.
- (g) After completing street earthwork operations and before beginning street base construction, the developer shall file a copy of the quality control test results demonstrating compliance with these requirements with the City. At any time during the construction process, representatives of the City may request to review and the developer shall provide quality control test results.

Section 4.10 Minimum Street Sections and Design Speeds

- (a) The minimum street sections are defined in the Subdivision Regulations and in Appendix C, Standard Details, of these Regulations. Specific Details and required design speeds for the standard street classifications are as follows:

Street Classifications

Design
Speed
Detail in MPH

(1) Major Thoroughfares With Medians -	R010	50
(2) Major Thoroughfares (Industrial/Commercial) -	R020	45
(3) Collector Streets -	R030	40
(4) Local Streets -	R040	30
(5) Interior Streets -	R050	30
(6) Alleys -	R060	20

(b) Construct street and alley bases in accordance with Georgia DOT Specification Section 300 - Specifications Applying to All Base and Subbase Courses. The following Georgia DOT Specification Sections shall apply to base materials indicated on the Standard Detail Typical Street Sections:

(1) Graded Aggregate Base - Section 310 - Graded Aggregate Construction.

(c) Construct surface and binder asphaltic paving courses, including prime, in accordance with Georgia DOT Specification Section 400 - Hot Mix Asphaltic Concrete Construction.

(d) When street earthwork and paving are complete, the developer shall grass and stabilize all disturbed areas including roadway shoulders which are not covered by paving or other improvements. It shall be the developer's responsibility to maintain grassed areas by watering, fertilizing, weeding, mowing, trimming, regrading and replanting as required to establish a smooth, acceptable stand of grass free of eroded or bare areas. Grassed areas will be considered acceptable when a viable stand of grass covers at least 90 percent of the total area with no bare spots exceeding one square foot and the ground surface is fully stabilized against erosion. Grassing operations shall meet the technical requirements of Georgia DOT Specification Section 700 - Grassing for Planting Zone 1A.

(e) The developer shall provide quality control testing during base and pavement construction as necessary to assure the entire pavement structure meets the minimum requirements of these Regulations. The minimum quality control testing to be provided consists of the following:

- (1) Moisture-density relationship curve for each base material used on project.
- (2) For soil cement base, conduct mix design to determine Portland cement content (percent of dry weight of the soil) to achieve a minimum compressive strength of 300 psi at seven days when testing in accordance with ASTM D 1632 and D 1633.
- (3) One in-place density test (ASTM D 1556 or other method acceptable to the City) per 1200 square yards or fraction thereof of base.
- (4) One thickness measurement normal to base surface per 1200 square yards or fraction thereof of base.
- (5) One surface tolerance measurement using a 15 foot straight edge per 250 square yards or fraction thereof of base.
- (6) One asphalt extraction (ASTM D 2172) and aggregate gradation analysis (ASTM C 136) per 2400 square yards or fraction thereof of surface course and per 2400 square yards or fraction thereof of binder course (if any). Obtain samples for extraction and gradation tests in accordance with ASTM D 979.
- (7) One density and compacted thickness measurement per 1200 square yards or fraction thereof of each course placed. Density determined to be made in accordance with ASTM D 1188. Remove not less than 3 inch diameter nor

larger than 12 inch square test specimens. Repair test specimen holes with full depth application of fresh hot asphaltic plant mix.

(8) One surface tolerance measurement using 15 foot straight edge per 250 square yards or fraction thereof of surface course.

(f) Base and/or paving construction which falls below specified minimum quality control limits shall be removed, reconstructed and retested until compliance with specified requirements is achieved.

(g) After completing base and paving construction, the developer shall file a copy of the quality control test results demonstrating compliance with these Regulations with the City. At any time during the construction process, representatives of the City may request to review and the developer shall provide quality control test results.

(h) In the event the developer desires to utilize base or paving materials or systems not included in these Regulations, the developer shall provide an engineering study prepared by a Georgia registered professional engineer comparing the proposed material or system to the appropriate system which is included in these Regulations. The engineering study will include a pavement structural design based on the AASHTO "Guide for Design of Pavement Structures" and suggested specifications for the materials and construction of the proposed system. The City will treat the developer's request through the appeals process described elsewhere in these Regulations.

Section 4.11 Curb and Gutter

(a) All new streets or street widening sections shall be provided with curb and gutter, except as provided herein under. All gutters shall drain smoothly with no areas of ponding. In lieu of installation of curbs and gutters and/or related improvements, the developer must have presented to and received approval by the City for a Street

Improvements and Storm Water Drainage Plan for the development and its affected environs. Said plan must provide for adequate storm water drainage, and will further address as a minimum, street grading, paving, and curbs and gutters, and or other innovative provisions for said drainage. This plan must conform to the applicable standards and specification established by the City and be prepared, signed, and sealed by a Georgia registered professional engineer.

- (b) Concrete used for curb and gutter construction shall have a minimum 3000 psi compressive strength at 28 days (ASTM C 39); a 2 inch to 4 inch slump (ASTM C 143) and, 3 to 6 percent air content (ASTM C 231 or C 173) and shall comply with ASTM C 94.
- (c) In residential developments, the developer may use either a standard curb and gutter section or a roll back curb and gutter section. In other developments, the developer shall use a standard curb and gutter section. Both sections are shown in Appendix C, Standard Details.
- (d) Construct curb and gutter true to line, grade and cross section on properly prepared subgrade. Apply Georgia DOT Type 2 membrane curing compound.
- (e) Protect completed curb and gutter work from damage until dedication to the City. As soon as the curb and gutter will not be damaged, backfill, compact, stabilize and grass adjacent ground to achieve design line and grade. Acceptably repair or replace broken or defective curbs and gutters.

Section 4.12 Sidewalks

Sidewalks shall be provided for all developments within a mile from an existing or proposed school, park or community center. Sidewalks shall be provided along public streets for all multi-family, commercial and industrial developments and in such other locations as deemed necessary by the City for safe pedestrian movement.

Section 4.13 Traffic Control Devices

Traffic control devices consisting of street name signs, traffic control signs, traffic markings and traffic signals shall be provided by the developer as appropriate to serve each development. All traffic control devices and installation thereof shall conform to the Manual on Uniform Traffic Control Devices, ANSI D6.1e.

For residential developments, minimum traffic control devices shall consist of street name signs on at each street intersection, stop or yield signs at each intersection, one speed limit sign per block, school or pedestrian crossing signs where appropriate, and limited pavement marking such as crosswalk lines for school or pedestrian crossings.

Minimum traffic control devices for non-residential developments shall include those devices for residential developments and lane and centerline markings, stop lines, and parking space markings. Additionally, appropriate other signs and signals shall be provided by the developer.

Section 4.14 Street Lighting

The developer shall provide a street lighting standard at each street intersection and at an interval not exceeding 400 feet. The developer shall provide lighting standards at no cost to the City

Section 4.15 Preparation of Street Improvement Plans

Street improvement plans for all new streets, street widenings and existing street upgrades shall be prepared by a Georgia registered professional engineer. At least three copies of the plans shall be submitted to the City for review and comment. Within thirty days of submittal of the plans, the City will either approve the plans or make comment on items requiring changes and/or additional information. When not approved, the cycle of plan submittal and review will be repeated until the plans can be approved by the City.

Information to be shown on the plans shall consist of not less than the following:

- (a) Profiles of existing ground levels along street centerlines and each right-of-way. Field determined elevations shall be indicated at intervals not exceeding 100 feet. Where cross sections are provided at least every 100 feet, only centerline elevations need be shown on the profile.
- (b) Existing facilities and features within and adjacent to rights-of-way which affect or could be affected by street improvement construction. Items include, but are not limited to, streets, rights-of-way, buildings, parking lots, driveways, fences, tree lines, and railroads.
- (c) All drainageways, lakes, streams, creeks, channels, wetlands, and drainage facilities.
- (d) All existing utilities and appurtenances within and adjacent to rights-of-way which affect or could be affected by street improvement construction. The utility type, size, depth, material and location in relation to street improvements should be indicated.
- (e) Existing and proposed property and easement lines and land lot and land district lines intersecting street rights-of-way.
- (f) Limits of new construction.
- (g) New road improvements, including but not limited to, curbs and gutters, sidewalks, pavements, driveways, wheel chair ramps, traffic control devices, and street lights (if any).
- (h) Profiles of each pavement edge or line of curb and gutter with new finished grade elevations at intervals not exceeding 100 feet.
- (i) Horizontal and vertical street geometry including street centerline angles of deflection, radii, degree of curvature, design speed, tangent lengths, arc lengths, bearings street

grades, and lengths of vertical curves. Stations for all points of curve, points of tangency, points of intersection, both horizontal and vertical, should be shown.

- (j) Benchmarks for vertical control.
- (k) Name of the development, names, addresses and telephone numbers of developer and developer's engineer, engineer's seal, north arrow, scale, and date.

Plans shall be prepared in conformance with the following:

- (a) Where specific design guidance is not given, in these regulations or other regulations, rules, ordinances, of the City, the AASHTO publication "A Policy on Geometric Design of Highways and Streets", latest edition shall be followed.
- (b) All elevations shall be based on and tied to U.S. Coast and Geodetic Survey mean sea level datum.
- (c) Plan drawings shall be at a scale of at least 1 inch equals 50 feet. In developed or congested areas, a scale of 1 inch equals 20 feet or less shall be utilized.
- (d) For profile drawings, the horizontal scale shall be the same as that used for associated plan drawings. The vertical scale shall be at least 1 inch equals 10 feet. A 1 inch equals 5 feet vertical scale is often necessary to properly depict grade changes in flat areas.
- (e) The desired drawing size is 24 inches by 36 inches. In no case shall drawings be larger than 30 inches by 42 inches nor smaller than 11 inches by 17 inches.

ARTICLE V - UTILITIES

Section 5.1 Placement of Utilities

All authorized public and private underground or overhead utilities shall be located within the right-of-way of a public street or within an easement designated for such use. Within public street rights-of-way, placement of the various authorized utilities (water, sanitary sewer, natural gas, power, telephone, and cable TV) shall conform to the specific locations for such use designated by the City, as illustrated in Appendix C, Standard Details. Private underground utilities such as lawn sprinkler systems, septic tanks and drain fields, exterior lighting systems, and heating and cooling piping are not permitted within public street rights-of-way.

Section 5.2 Easements

Permanent easements for public electrical, water and sanitary sewer facilities shall be dedicated to the City. The minimum width permanent easements for a single utility shall be 20 feet. Where more than one utility has a common easement, the minimum easement width shall be increased by 10 feet for each additional utility. Before dedication, the developer shall grass and stabilize all disturbed areas within and adjacent to easements which are not covered by paving or other improvements. An acceptable stand of grass free of eroded or bare areas as defined in paragraph 4.10(e) of these Regulations must be achieved before the City will consider dedication.

Section 5.3 Utility Line Extension Requirements

If existing water mains and or sanitary sewers must be extended to serve a development, the developer shall install or have installed the necessary extensions at no cost to the City under the existing City policy and procedures at plan approval time.

Section 5.4 Water Distribution System Design Criteria

- (a) Pressure: All water mains, including those not designed to provide fire protection, shall be sized after hydraulic analysis to maintain a minimum pressure of 20 psi at ground level under all conditions of design flow.
- (b) Design flow: The design flow is to consist of projected peak demand plus fire flow (where applicable). To determine projected peak flow for residential developments, utilize values in Table 5.1. For developments other than residential, utilize AWWA "Manual of Water Supply Practices M22, Sizing Water Service Lines and Meters" to estimate peak demand. For fire flow, select proper value from Table 5.2.
- (c) Sprinkler connections: For each fire protection sprinkler connection to the City's water system, the developer must provide a double detector check valve installation consisting of not less than two detector check valves with by-pass meter on the second unit and two gate valves all enclosed in an accessible concrete or masonry pit. The pit is to have an aluminum access hatch.
- (d) State Approval: It is the developer's responsibility to obtain the approval of the Environmental Protection Division of the Georgia Department of Natural Resources of all water distribution system additions and extensions. In addition to the other requirements, the City must receive a copy of the approval before the developer will be allowed to proceed with construction.

Section 5.5 Location of Watermains, Fire Hvdnants and Other Fixtures.

- (a) Water Mains: Locate water mains along City or County streets on the south and west side of the street, five feet from the back of the curb or along ditch centerline where there is no curb. The minimum cover is to be 42 inches. Locate water service laterals

TABLE 5.1

PEAK WATER DEMANDS FOR RESIDENTIAL DEVELOPMENTS

(a) Pressure: All water mains, including those not designed to provide fire protection, shall be sized after hydraulic analysis to maintain a minimum pressure of 30 psi at ground

<u>NUMBER OF DWELLING UNITS</u>	<u>GPM PER DWELLING UNIT</u>
---------------------------------	------------------------------

5	8.0
10	5.0
20	4.3
30	3.8
40	3.4
50	3.0
60	2.7
70	2.5
80	2.2
90	2.1
100	2.0
150	1.6
200	1.3
300	1.2
400	0.9
500	0.8
750	0.7
1000	0.6

Section 5.5 Location of Watermain, Fire Hydrant and Other Features

(a) Water Main: Locate water mains along City or County streets on the south and west side of the street, five feet from the back of the curb or along ditch centerline where there is no curb. The minimum cover is to be 42 inches. Locate water service laterals

TABLE 5.2
MINIMUM DESIGN FIRE FLOWS ⁽¹⁾

ZONING DISTRICT		
GPM		
R-30	Single Family Residential	750
R-24	Single Family Residential	1000
R-18	Single Family Residential	1000
R-6	Single Family Residential	1000
RM	Multi Family Residential	1500
RMD	Multi Family Residential Medium Density	1250
RMD-1	Single Family Residential Medium Density	1000
R-C	Single Family Residential	1000
MHR	Mid High Rise Residential	3000
C-1	Neighborhood Business	1250
C-2	Highway Commercial	1250
RSC	Regional Shopping Center	1250
M-1	Light Industrial	2250
M-2	Manufacturing & Heavy Industrial	2250

⁽¹⁾ Values given in this table represent minimum requirements. Should Fire Chief or Insurances Services Office, Inc. recommend higher fire flows, use the largest values.

with a minimum cover of 24 inches within street rights-of-way. Within 5 feet of the water meter, service lateral cover may be reduced to not less than 18 inches.

(b) Fire Hydrants Spacing: Provide fire hydrant spacing as requested by the Fire Chief and as follows:

(1) One and Two Family Residential: Space fire hydrants not more than 500 feet apart with additional fire hydrants located as necessary so that the maximum hose lay from a hydrant to the furthestmost part of any building does not exceed 500 feet.

(2) Multiple-Unit Residential: Space fire hydrant not more than 500 feet apart with additional fire hydrants located as necessary so that the maximum hose lay from a hydrant to the farthestmost part of any building does not exceed 400 feet.

(3) Office-Institutional, Commercial and Industrial: Space fire hydrants not more than 400 feet apart so all portions of buildings can be reached by hose lays of not more than 400 feet.

(4) Except when waived by the Fire Chief, a fire hydrant shall be located at all street intersections in all Zoning Districts.

(5) Locate fire hydrants between the water mains and right-of-way and within 5 feet of the right-of-way.

(c) Valves: Locate valves at not more than 1,000 foot intervals in residential areas and 500 foot intervals in non-residential areas. At water main junctions, the minimum number of valves to be provided shall equal the number of pipes extending from the junction minus one.

- (d) Meters: Locate water meters in public rights-of-way within six inches of the right-of-way except where alternate location is approved by the Public Works Department. Water meters will be furnished and installed by the City upon payment of appropriate fees.

Section 5.6 Sanitary Sewer Design Criteria

- (a) Design Capacity: Design sewer systems for the estimated ultimate development tributary population and/or area. In establishing design capacity, the following factors must be considered.

- (1) Maximum hourly residential sewage flow.
- (2) Maximum hourly commercial/institutional sewage flow.
- (3) Maximum hourly industrial sewage flow.
- (4) Ground water infiltration.
- (5) Topography of the area.
- (6) Pumping requirements.

Design new sewers in residential areas on the basis of an average daily flow of sewage of not less than 400 gallons per household per day. A peaking factor of not less than 3.0 must be applied to the average daily flow to establish peak design flow. Sewers shall be designed to carry peak design flow when flowing one-half full.

In non-residential developments, base sewer design on the estimated peak flow from the development but in no case less than 0.4 gallon per square foot of gross building areas. Sewers shall be designed to carry peak flow when flowing one-half full.

- (b) Size and Shape: The minimum size sanitary sewer shall be 8 inches. Design sewers to give mean velocities, when flowing half full, of not less than 2.0 feet per second based on the Manning formula using an "n" value of 0.013. Table 5.3 gives the minimum slopes which must be provided, however, where possible greater slopes are desirable.

(b) Meter. Locate water meters in public right-of-way within six inches of the right-of-way except where otherwise indicated on the plans. Water meters will be furnished and installed by the City upon payment of appropriate fee.

Place sewers with a uniform slope between manholes.

(c) Manholes: Install manholes at the following locations:

- (1) End of each sewer.
- (2) At all changes in grade, size, or alignment.
- (3) At all sewer intersections.
- (4) At distances not greater than 400 feet for sewer 15 inches and smaller.

When changing pipe sizes at a manhole, align the 0.8 depth point of both sewers at the same elevation. When the same size pipe enters and leaves a manhole, provide at least a 0.1 foot drop in elevation between the entering and the exiting inverts. Construct a U shaped flow channel through manholes.

(d) Relation to Water Mains: Whenever possible, lay sewers at least 10 feet horizontally from any existing or proposed water main. Should conditions prevent a separation of 10 feet, lay the lines in separate trenches. In either case, construct the elevation of the crown of the sewer at least 18 inches below the bottom of the water main.

When sewers cross under water mains, lay the sewer so that the top of the sewer is at least 18 inches below the bottom of the water main. Install the two pipes such that a full length of pipe will be centered over the crossing so that all joints will be separated as much as possible. Install ductile iron pipe for both lines when the crossing is less than two feet of separation.

**TABLE 5.3
MINIMUM SEWER SLOPES**

<u>NOMINAL SEWER SIZE IN INCHES</u>	<u>MINIMUM SLOPE IN FEET PER 100 FEET</u>
8	0.40
10	0.28
12	0.22
15	0.15
18	0.12
21	0.10
24	0.08
27	0.067
30	0.058
36	0.046

- (e) When sewers are laid in public streets, construct the sewer along the centerline of the street at a depth of not less than 5 feet from the road surface to the top of the pipe. In curved streets, install the sewer between gutter lines to avoid conflicts with other utilities.
- (f) State Approval: It is the developer's responsibility to obtain the approval of the Environmental Protection Division of the Georgia Department of Natural Resources for sanitary sewer collection system additions and extensions. In addition to other requirements, the City must receive a copy of the approval before the developer will be allowed to proceed with construction.

Section 5.7 (Reserved

Section 5.8 Specifications for Utility Construction

Specifications for Utility construction are included herein as Appendix B, Specifications for Utility and Drainage Construction.

Section 5.9 Preparation of Utility Plans

Utility plans for all extensions, additions, improvements and/or modifications for the water distribution and sanitary sewer collection systems shall be prepared by a Georgia registered professional engineer.

At least three copies of the plans shall be submitted to the City for review and comment. Within thirty days of submittal of the plans, the City will either approve the plans or make comment on items requiring changes and/or additional information. When not approved, the cycle of plan submittal and review will be repeated until the plans can be approved by the City.

Information to be shown on the plans shall consist of not less than the following:

- (a) Existing facilities and features in the vicinity of utility construction which affects or could be affected by such construction. Items include but are not limited to streets, rights-of-way, buildings, driveways, parking lots, fences, tree lines and railroads.
- (b) All drainways, lakes, streams, creeks, channels, wetlands, and drainage facilities.
- (c) All existing utilities and appurtenances in the vicinity of utilities construction which affect or could be affected by such construction. The utility type, size, depth, material and location in relation to utilities improvements should be indicated.
- (d) Existing and proposed property and easement lines and land lot and land district lines intersecting utility line construction.
- (e) New utilities construction including as applicable, but not limited to, pipelines, manholes, lift stations, force mains, valves, fittings, fire hydrants, meters, casings, services facilities, special construction and details for connections to existing utilities. Pipe sizes and materials shall be indicated on the plans. Include horizontal geometry as necessary to define location of new utilities.
- (f) Profiles of sanitary sewers showing existing ground surface, sewers, manholes with top and invert elevations, line lengths and grades, crossing utilities, and limits for special construction.
- (g) Benchmarks for vertical control.
- (h) Name of the development, names, addresses and telephone numbers of developer and developer's engineer, engineer's seal, north arrow, scale and date.

Plans shall be prepared in conformance with the following:

- (a) All elevations shall be based on and tied to U.S. Coast and Geodetic Survey mean sea level datum.
- (b) Plan drawing shall be at a scale of at least 1 inch equals 100 feet. In developed or congested areas, a scale of 1 inch equals 20 feet or less shall be utilized.
- (c) For profile drawings, the horizontal scale shall be the same as that used for associated plan drawings. The vertical scale shall be at least 1 inch equals 10 feet. A 1 inch equals 5 feet vertical scale is often necessary to properly depict pipeline conditions.
- (d) The desired drawing size is 24 inches by 36 inches. In no case shall drawings be larger than 30 inches by 42 inches nor smaller than 11 inches by 17 inches.
- (e) Utilities construction may be shown on street improvement plans provided the resulting drawings are clear, legible and plainly show all necessary information.

Section 5.10 Construction Record Drawings

At the completion of utilities construction and before dedication to the City, the developer shall furnish two diazo or electrostatic copies and one mylar sepia or CAD drawn copy of construction record drawings for the development to the City. The record drawings shall be made from the original tracings of the approved development drawings revised to reflect actual construction.

ARTICLE VI
GRADING AND DRAINAGE

Section 6.1 Site Grading

Site grading shall be done in accordance with the finished grades shown on the approved development drawings. Site grades shall direct surface drainage away from buildings without causing adverse impact on adjacent properties.

The maximum slopes for soil cut or fill shall be two feet of horizontal run for each foot of vertical rise or fall except for stable rock slopes. If actual soils encountered require a flatter slope for stability, the lesser slope shall be used.

Soil erosion and sediment control measures shall be provided as required in the Soil Erosion and Sediment Control Ordinance.

Section 6.2 Drainage

Provisions for storm water drainage and detention designs are given in the Union City Drainage Manual which is incorporated in these Regulations as Appendix A.

Section 6.3 Specifications for Drainage Construction

Specifications for drainage construction are included herein as Appendix B, Specifications for Utility and Drainage Construction.

Section 6.4 Preparation of Grading and Drainage Plans

Grading and drainage plans for all developments except individual one and/or two family dwelling units, shall be prepared by a Georgia registered professional engineer or landscape architect. At least three copies of the plans and detention study shall be submitted to the City for review and comment.

Within thirty days of submittal of the plans, the City will either approve the plans or make comment on items requiring changes and/or additional information. When not approved, the cycle of plan submittal and review will be repeated until the plans can be approved by the City.

Information to be shown on the plans shall consist of not less than the following:

- (a) Topographic map of the existing conditions for the development showing existing facilities and features which affect or could be affected by grading and drainage improvements. Utilize a contour interval of not greater than two feet with spot elevations as necessary to define existing ground surfaces.
- (b) All drainageways, lakes, streams, creeks, swales, ditches, channels, wetlands, and drainage facilities.
- (c) All existing utilities and appurtenances which affect or could be affected by grading and drainage improvements. The utility type, size and location in relation to grading and drainage improvements should be indicated.
- (d) Existing and proposed property and easement lines and land lot and land district lines intersecting or bounding grading and drainage improvements.
- (e) Finished grades depicted by finished contours and/or spot elevations as necessary to define finished grade surfaces.
- (f) New drainage improvements including, but not limited to, pipes, culverts, catch basins, area drains, drop inlets, junction boxes, headwalls, berms, dikes and detention basins with outlet works. The drainage areas tributary to each drainage structure, design flow, and time of concentration shall be indicated.
- (g) Profiles of storm drains showing existing and finished ground surfaces, pipes, drainage structures with top and flow line elevations, distances from centerline to centerline of

drainage structures, pipe and ditch grades, crossing utilities, and limits of special construction.

- (h) Benchmarks for vertical control.
- (i) Name of the development, names, addresses and telephone numbers of developer and developer's design professional, design professional's seal, north arrow, scale and date.

Plans shall be prepared in conformance with the following:

- (a) All elevations shall be based on and tied to U.S. Coast and Geodetic Survey mean sea level datum.
- (b) Plan drawings shall be at a scale of at least 1 inch equals 100 feet. In developed or congested areas, a scale of 1 inch equals 20 feet or less shall be utilized.
- (c) For profile drawings, the horizontal scale shall be the same as that used for the associated plan drawings. The vertical scale shall be at the least 1 inch equals 10 feet. A 1 inch equals 5 feet vertical scale is often necessary to properly depict drainage conditions.
- (d) The desired drawing size is 24 inches by 36 inches. In no case shall drawings be larger than 30 inches by 42 inches nor smaller than 11 inches by 17 inches.
- (e) Drainage construction may be shown on street or utilities improvements plans provided the resulting drawings are clear, legible and plainly show all necessary information.

ARTICLE VII
SCHEDULE OF FEES

The schedule of fees for development plan review, copies of these Regulations, appeals, waivers, reinspections, and other items are on file with the City Clerk and may be altered or amended from time-to-time by the City Council to help defray the costs of the administration of these Regulations.

Development plan review fees, if any, shall be paid at the time development plans are submitted for review. A development plan review fee shall be paid each and every time development plans or parts thereof are submitted or resubmitted.

ARTICLE VIII
ADMINISTRATION, ENFORCEMENT, APPEAL, AND VIOLATIONS

Section 8.1 Administration and Enforcement

These Development Regulations shall be administered, interpreted, and enforced by the City Administrator or the Administrator's designated representative.

In any case in which activities are undertaken in violation of these Regulations, not in compliance with the provisions of a permit issued by the City, or without authorization of a permit which would otherwise be required, the City Administrator is hereby authorized to order that all unauthorized or improper work be stopped, direct correction of deficiencies, or take any other legal or administrative action appropriate to the severity of the violation and degree of threat to the public health, safety and welfare.

It shall be the duty and responsibility of the City Administrator to maintain an accurate and up-to-date compilation of these Development Regulations, including Appendices, and all amendments, and to publish said compilation and make it available to the public for a fee set by the City Council.

Section 8.2 Appeal and Waiver of the Regulations

It is the intention of this Ordinance that all questions arising in connection with the interpretation and enforcement of these Regulations first be presented to the City Administrator and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the City Administrator.

Requests of waivers of the requirements of these Regulations shall be submitted in a form as prescribed by the City Administrator along with such fee as shall be established by the City Council. The City Administrator shall coordinate the review of each waiver request by all other affected City departments and shall summarize such comments and/or recommendations as may be received to the Board of Zoning Appeals for final action in their normal course of business.

Section 8.3 Violation and Penalty

Any person, firm or corporation violating any provision of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be fined as determined by the Judge of Criminal Court, of the City of Union City, for each offense. Each day such violations continues shall constitute a separate offense.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE IX

APPEALS PROCEDURE

Section 9.1 Appeals, Hearings, and Notice

Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City. Such appeal shall be taken within a reasonable time, as provided by the rules of the

Board by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals' notice of said appeal specifying the grounds thereof. The City Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An appeal stays all legal proceeding in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with the officer, that by reason of facts stated in the certificate a stay would, in the officer's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notices to the officer from whom the appeal is taken, and on due cause shown.

The Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or by attorney.

Section 9.2 Powers and Duties

The Board of Zoning Appeals shall have the following powers and duties:

- To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the City Administrator in the enforcement of this Ordinance.
- To authorize, upon appeal, in specific cases a variance from the terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Zoning Appeals that:
 - (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

- (b) the application of the Ordinance to this particular piece of property would create an unnecessary hardship;
 - (c) such conditions are peculiar to the particular piece of property involved; and
 - (d) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this Ordinance, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by the Zoning Ordinance.
- To decide on other matters where a decision of the Board of Zoning Appeals may be specifically required by the provisions of this Ordinance. In exercising these powers, the Board of Zoning Appeals may be reversed or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the Superior Court.

Section 9.6 Certiorari from Decisions

Any person aggrieved by any decision of the Board of Zoning of Appeals shall have the right of certiorari to the Superior Court within thirty (30) days after the decision of the Board is rendered.

ARTICLE X
AMENDMENTS

Section 10.1 Authority

This Ordinance, including Appendices, may be amended from time-to-time by the City Council as herein specified, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Board of Zoning Appeals for review and recommendation. For information, each member of the Board and Planning Commission will be provided with a copy of each amendment. The Board of Zoning Appeals shall have 30 days within which to submit its report after its first consideration. If the Board of Zoning Appeals fails to submit a report within the 30 day period, it shall be deemed to have approved the proposed amendment.

Section 10.2 Requirements for Change

When the public necessity, convenience, general welfare, or good development practice justify such action, and after the required review and report by the Board of Zoning Appeals, the City Council may undertake the necessary steps to amend the Development Regulations.

Section 10.3 Procedure for Amendments

Request to amend the Development Regulations shall be processed in accordance with the following requirements:

- (a) Initiation of amendments: A proposed amendment to the Development Regulations may be initiated by the City Council, Board of Zoning Appeals, the Planning Commission, the City Administrator or by application filed with the City Administrator by a developer or citizen.
- (b) Application Procedure. Each request for amendment of the Development Regulations shall be submitted in a form as prescribed by the City Administrator along with such fee

as shall be established by the City Council. Applications for amendments must be submitted in proper form at least 25 days prior to a Board of Zoning Appeals hearing in order to be heard at that meeting.

ARTICLE XI LEGAL STATUS PROVISIONS

Section 11.1 Conflict With Other Regulations

Whenever the regulations of this Ordinance require or impose more restrictive standards than are required in or under any other statutes, the requirements of this Ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this Ordinance, the provisions of such statute shall govern.

Section 11.2 Severability

Should any section, subsection, sentence, clause, phrase or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 11.3 Effective Date

These Regulations shall be in full force and effective on _____, 1996, following adoption by the City Council and shall apply to any development for which the first submittal of development plans is received after the effective date of these Regulations.

